

**To:** David Carlson, BCDC Executive Director / BRA Deputy Director of Urban Design

**CC:** Katelyn Sullivan, BRA Project Manager

Michael Rooney, BRA Project Manager

**Project “159-201 Washington Street”**

a Master Plan development on an 11.6 acre site on Washington Street in the Brighton neighborhood of Boston

**RE** BCDC Submission for the August 2<sup>nd</sup> Commission Meeting

**Date** July 26<sup>th</sup> 2016

Please find enclosed (15) copies of the design submission as well as a flash drive containing a digital copy of the presentation.

**Project Narrative**

The 159-201 Washington Street project (the “Project”) is the redevelopment of the 11.6 acre site currently containing the abandoned St. Gabriel’s Church, Monastery, and attached Retreat House. Also existing on the site are a wooded buffer along Washington Street, a shrine to “Our Lady of Fatima”, a cemetery, and a private residence. The Project will provide approximately 679 units of rental housing the majority of which will be provided by three new construction buildings, with a small portion being located in the upper levels of the renovated Monastery. The Project serves as a unique opportunity to deliver much needed housing in the City with the development being designed and marketed to serve a number of demographics including but not limited to graduate students, young professionals, and other university affiliates such as residents, faculty and staff.

The overall Site Strategy is to focus of the development around the renovated and adaptively reused St. Gabriel’s Monastery. To maintain the existing mature landscape in front of the Monastery, the density of the development will be set back from Washington Street. The new buildings are sited to create an active landscaped pedestrian zone around the Monastery between the old and the new construction. The Architecture of the new buildings facing the active site seeks to complement the Mission style of the Monastery. The landscaped areas of the site are intended to be maintained as publicly accessible spaces including an accessible connection across the site to the Monastery Path.

In addition to the construction of new housing units, the new buildings will provide amenities and services throughout including but not limited to: 395 parking spaces, a minimum of one bicycle parking space per unit, large and varied fitness center(s), common study spaces and lounges, in-building mail and package storage, bicycle repair lounge, multiple elevated semi-private landscaped courtyards including two seasonal pool decks and a sky-lounge with Downtown Boston views.

The Monastery will be adaptively reused at the upper levels for apartments and the lowest levels will be reused as the Leasing office for the development as well as large scale Community rooms, open work and study spaces, group conference spaces, and a café with seating.

**Expanded Project Notification Form**

This Project was formally submitted to the BRA on July 18<sup>th</sup> 2016 which is reflected within the contained presentation.

**Project Team**

**Developer**

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Don Wiest

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**Historic Architect**

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Joel Bargmann & Deborah Robinson

**Landscape Architect**

**Shadley Associates**

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James P. Shadley & Jeffrey Thoma

**Transportation and Parking Consultant**

**Howard Stein Hudson**

**Civil Engineer**

**Bohler Engineering**

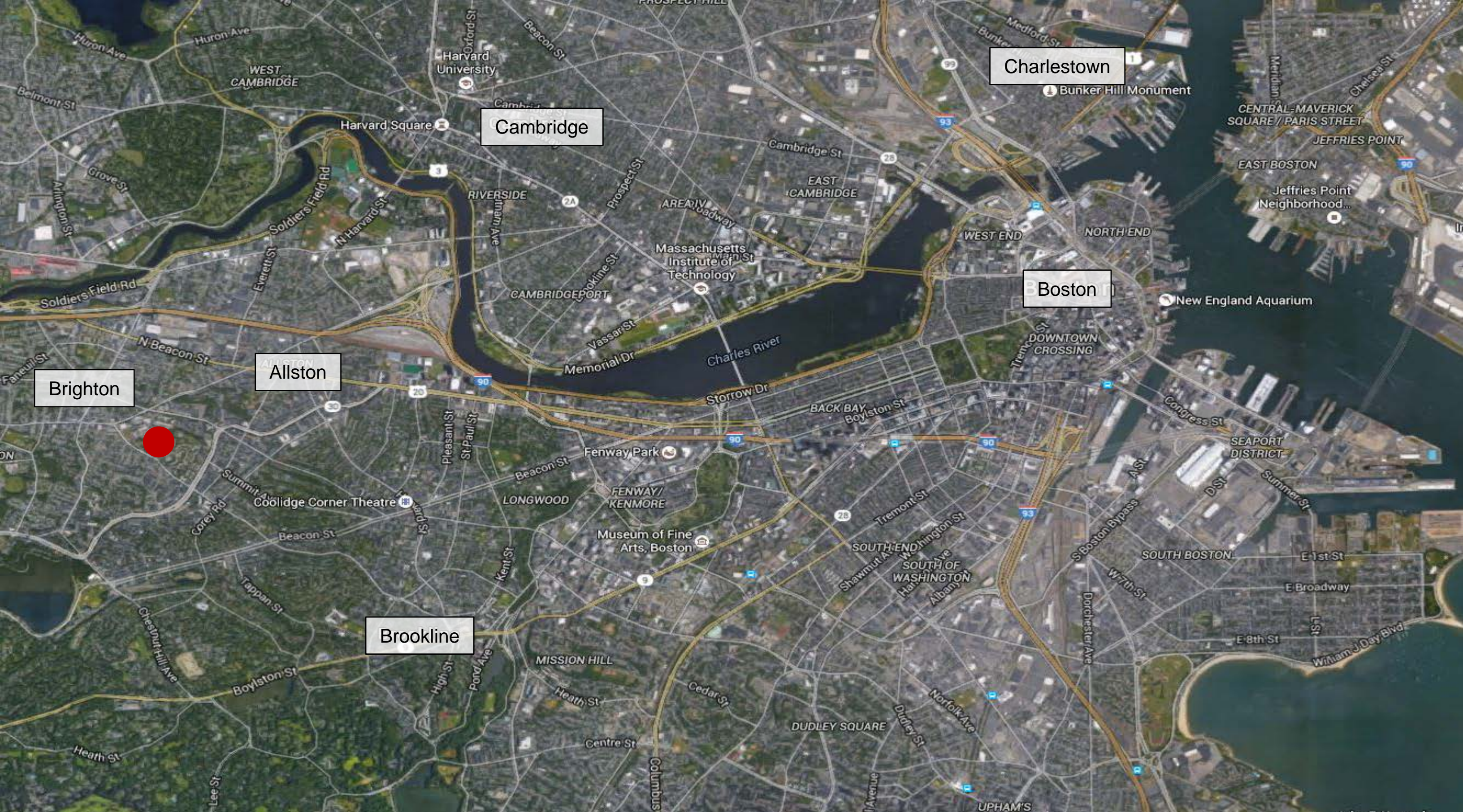
**LEED Consultant**

**Landworks LLC**

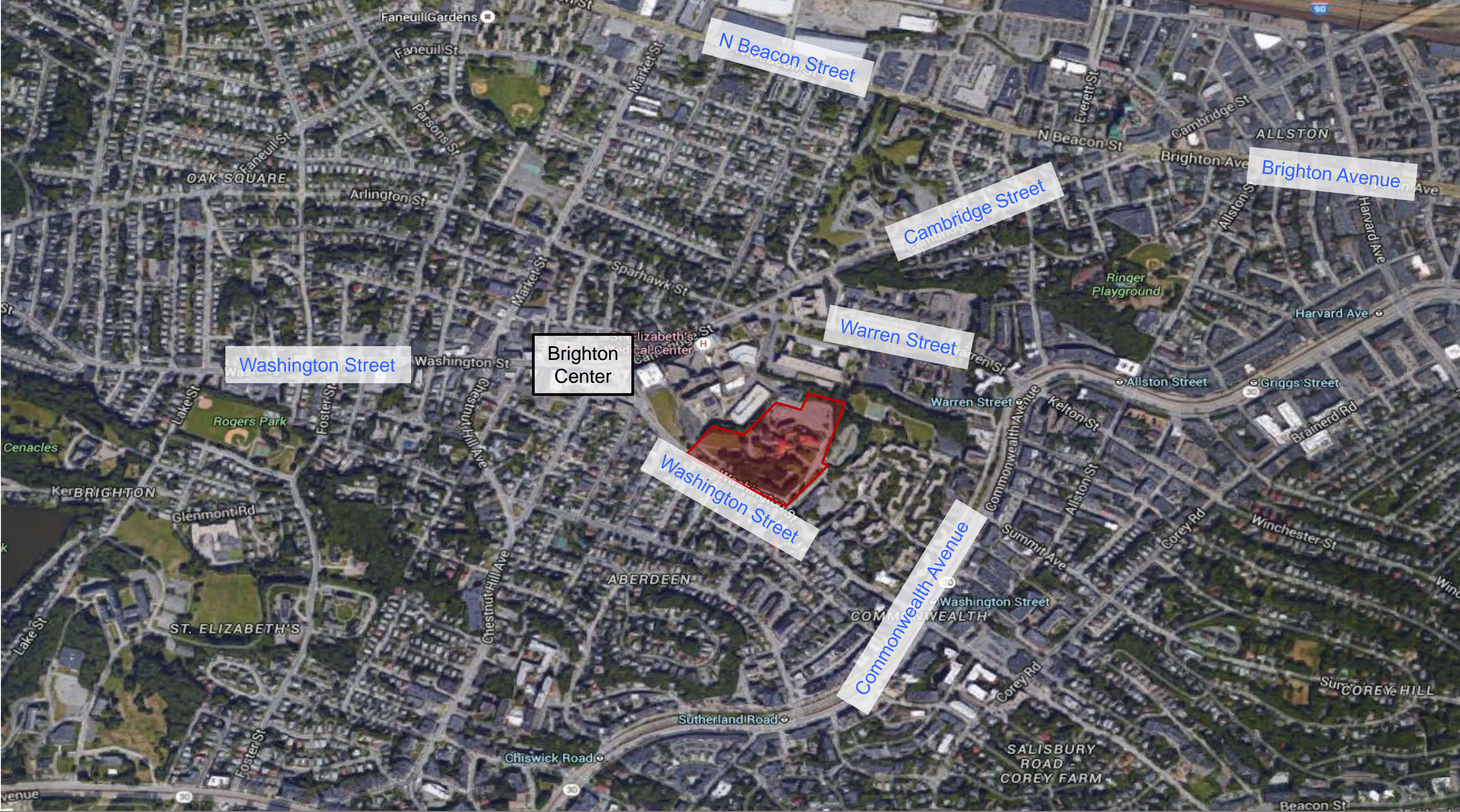


**159 Washington Street  
St. Gabriel's**

**Boston Redevelopment Authority  
Boston Civic Design Commission  
August 2<sup>nd</sup> 2016**



Aerial Map - Boston



Aerial Map - Brighton



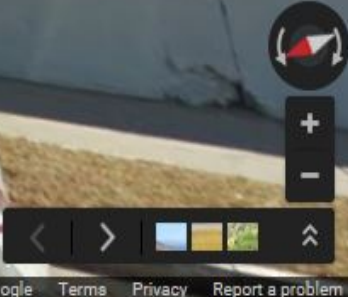
Aerial View – Project Site

# Neighborhood Street Views



St. Elizabeth's  
Medical Center

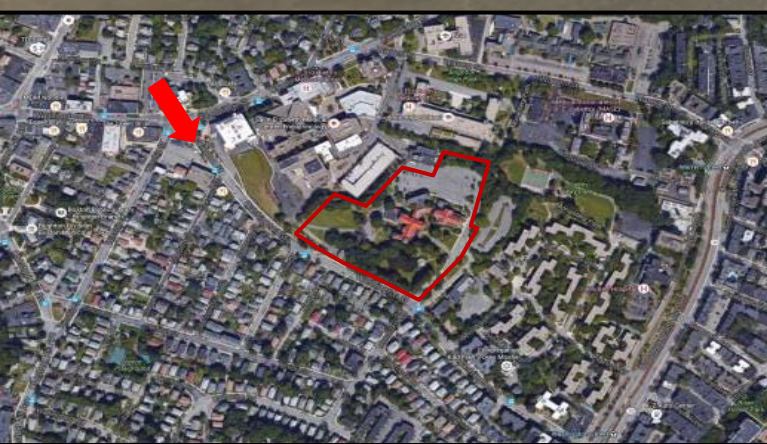
Cambridge Street



# St. Elizabeth's Medical Center

St. Elizabeth's  
Medical Center

Washington Street



South from Washington Street/Cambridge Street Intersection





Washington St  
Boston, Massachusetts  
Street View - Aug 2013

St. Elizabeth's  
Medical Center

Washington Street



View South on Washington St. Approaching Project Site



Washington Street

View South on Washington St. Approaching Project Site



Washington Street

View South on Washington St. Past Project Site Approaching Commonwealth Ave.



Washington Street

View South Washington St./Commonwealth Ave. Intersection

# Existing Site Photos



View Northwest along Washington Street of Existing West Driveway



View North across Washington St.



View South along Washington St., Project Site on Left





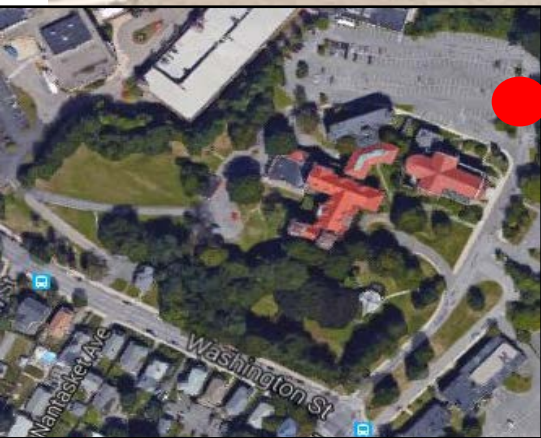
View North from Washington Street Up Existing East Driveway



View North from Landscape of Monastery and Mature Trees



View Southwest down Existing West Driveway



View West of Existing Parking Lot

# Site Strategy



Site Features



1. Maintain Greenspace along Washington St.

2. Reinforce Monastery as focal point of the site

3. Locate development and new active pedestrian areas around Monastery includes Monastery Path connection

4. Building scale and position respond to street

5. Buildings close to street are lower in height

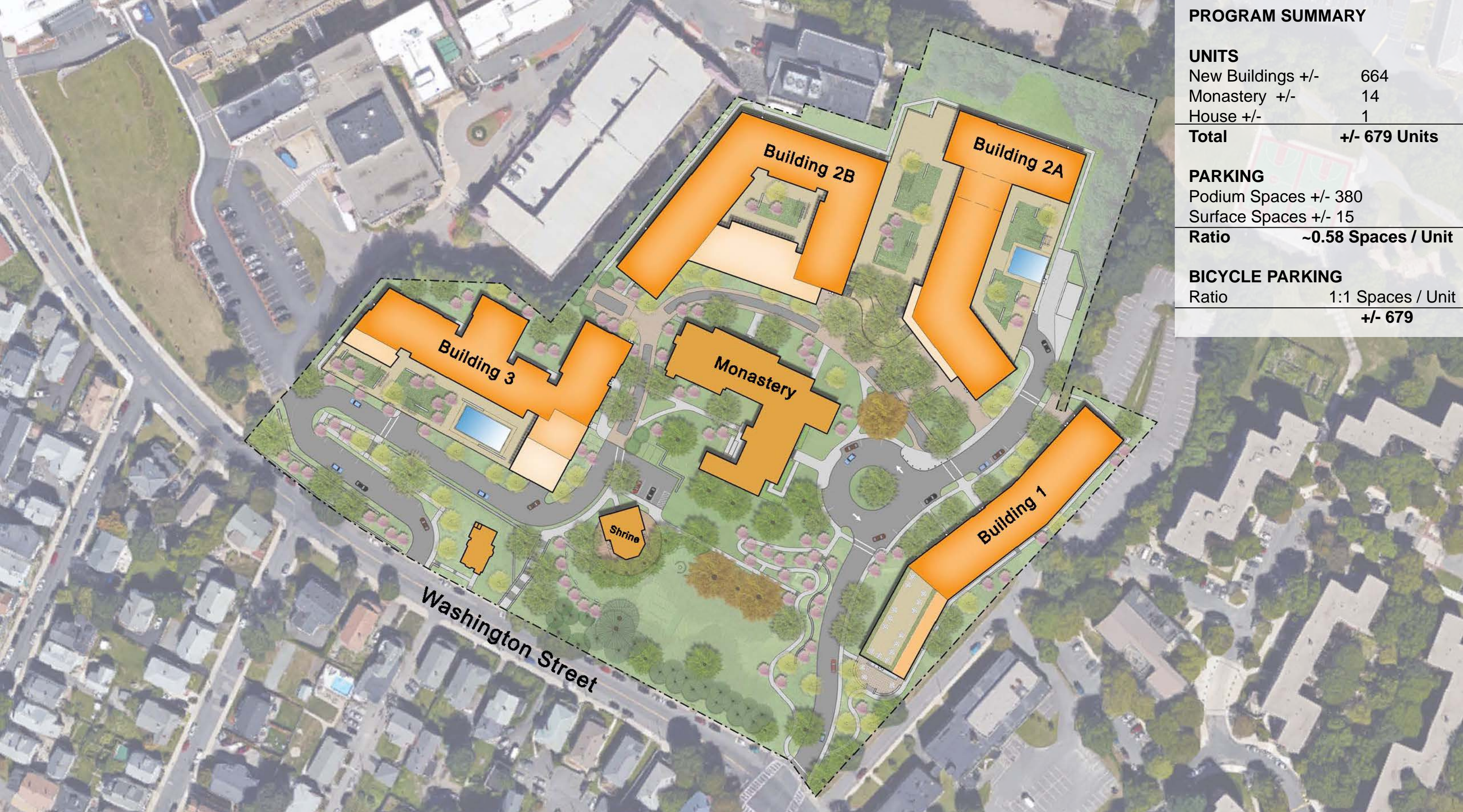
6. Larger building mass at the top of the hill

## Site Strategy



Project Site Plan





PROGRAM SUMMARY	
<b>UNITS</b>	
New Buildings +/-	664
Monastery +/-	14
House +/-	1
<b>Total</b>	<b>+/- 679 Units</b>
<b>PARKING</b>	
Podium Spaces +/-	380
Surface Spaces +/-	15
<b>Ratio</b>	<b>~0.58 Spaces / Unit</b>
<b>BICYCLE PARKING</b>	
<b>Ratio</b>	<b>1:1 Spaces / Unit</b>
	<b>+/- 679</b>

Project Site Plan



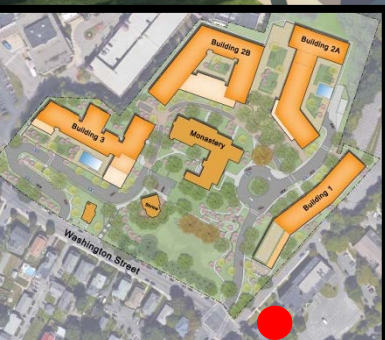
Lower Floor Plan



Ground Floor Plan



Typical Floor Plan



Aerial View of 159 Washington Street

# Architectural and Site Design

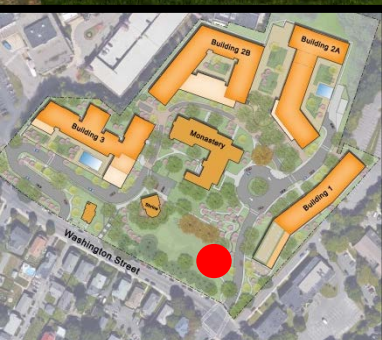


Entry Drive from Washington Street

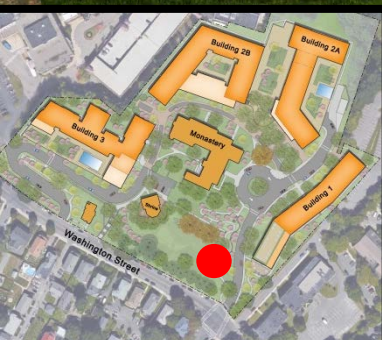


Entry Drive from Washington Street

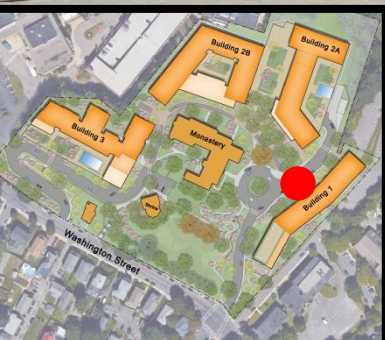




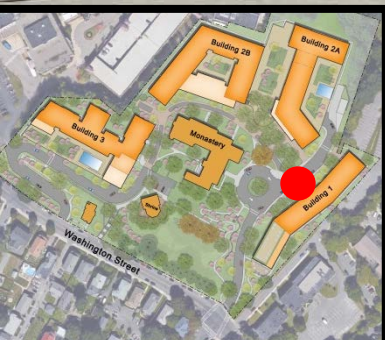
Building 1 South Entry Facing Washington Street



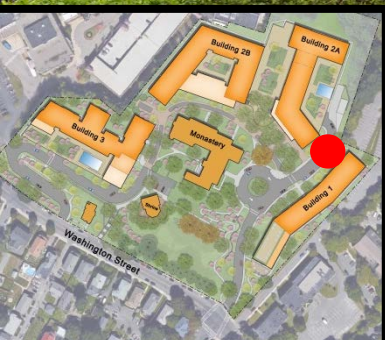
Building 1 South Entry Facing Washington Street



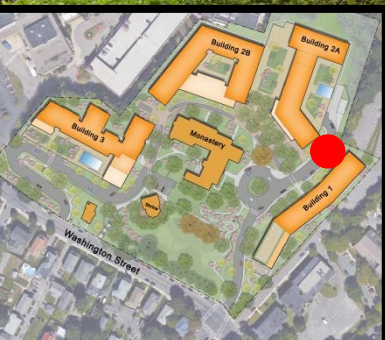
Public Plaza between Monastery and Building 2



Public Plaza between Monastery and Building 2



View from Top of Monastery Path



View from Top of Monastery Path

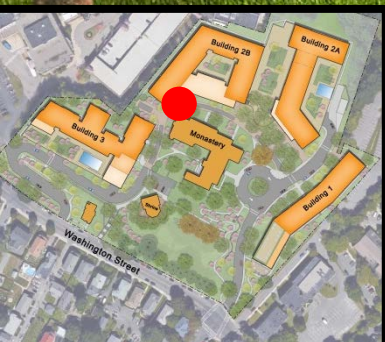


Monastery from Public Plaza

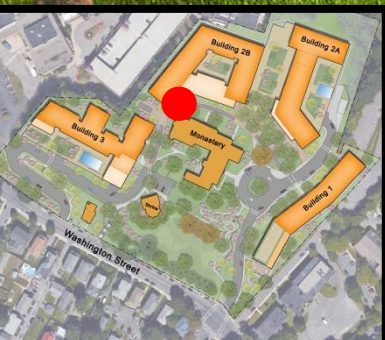


Monastery from Public Plaza





Public Plaza between Monastery and Building 2



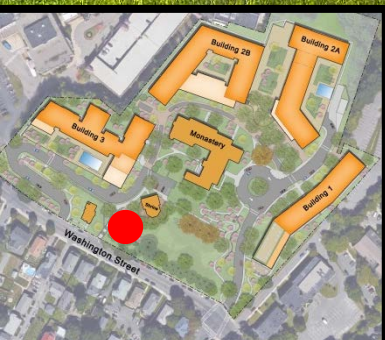
Public Plaza between Monastery and Building 2



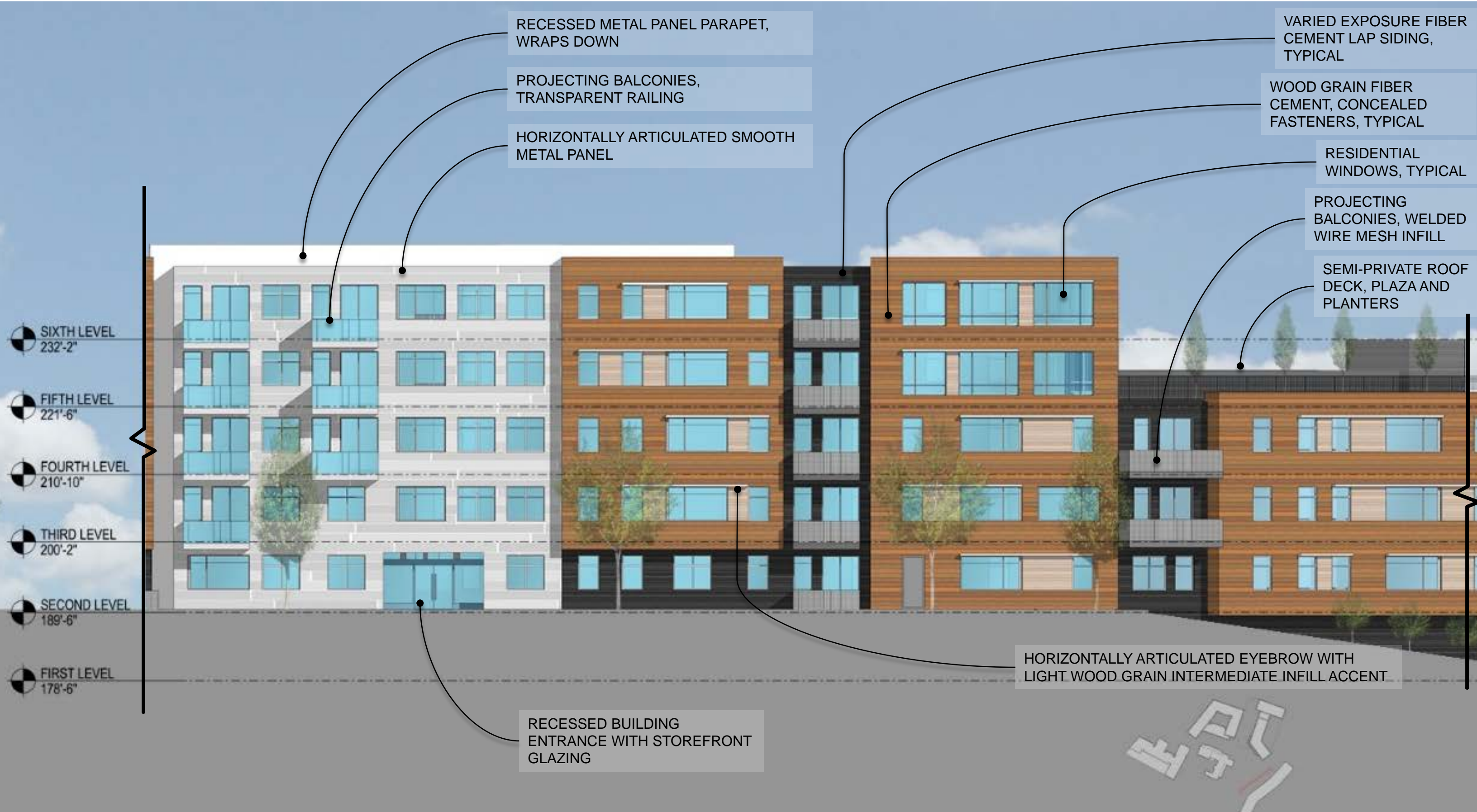
Front of Building 3



Front of Building 3



Lady of our Fatima Shrine and Monastery



RECESSED METAL PANEL PARAPET,  
WRAPS DOWN

PROJECTING BALCONIES,  
TRANSPARENT RAILING

HORIZONTALLY ARTICULATED SMOOTH  
METAL PANEL

VARIED EXPOSURE FIBER  
CEMENT LAP SIDING,  
TYPICAL

WOOD GRAIN FIBER  
CEMENT, CONCEALED  
FASTENERS, TYPICAL

RESIDENTIAL  
WINDOWS, TYPICAL

PROJECTING  
BALCONIES, WELDED  
WIRE MESH INFILL

SEMI-PRIVATE ROOF  
DECK, PLAZA AND  
PLANTERS

SIXTH LEVEL  
232'-2"

FIFTH LEVEL  
221'-6"

FOURTH LEVEL  
210'-10"

THIRD LEVEL  
200'-2"

SECOND LEVEL  
189'-6"

FIRST LEVEL  
178'-6"

HORIZONTALLY ARTICULATED EYEBROW WITH  
LIGHT WOOD GRAIN INTERMEDIATE INFILL ACCENT

RECESSED BUILDING  
ENTRANCE WITH STOREFRONT  
GLAZING

Building 1 – West Elevation

GROUPED WINDOW CASINGS, WITH INFILL PANEL

PROJECTING BALCONIES, WELDED WIRE MESH INFILL

HORIZONTALLY ARTICULATED SMOOTH METAL PANEL

RESIDENTIAL WINDOWS, TYPICAL

SEVENTH LEVEL  
255'-4"

SIXTH LEVEL  
244'-8"

PUBLIC COURTYARD BEYOND

VERTICALLY ARTICULATED STACKED STOREFRONT AT BUILDING ENTRY

FIFTH LEVEL  
234'-0"

HORIZONTALLY ARTICULATED STOREFRONT AT AMENITY

FOURTH LEVEL  
223'-4"

THIRD LEVEL  
212'-8"

SECOND LEVEL  
202'-0"

FIRST LEVEL  
190'-0"

WOOD GRAIN FIBER CEMENT, CONCEALED FASTENERS, TYPICAL

WIDE EXPOSURE FIBER CEMENT LAP SIDING, AT BALCONY INSET, TYPICAL



Building 2a – South Elevation

VARIED EXPOSURE FIBER CEMENT LAP SIDING, TYPICAL

HORIZONTALLY GROUPED WINDOW CASINGS, WITH WHITE INFILL PANEL

RESIDENTIAL WINDOWS, TYPICAL

SEVENTH LEVEL  
255'-4"

SIXTH LEVEL  
244'-8"

FIFTH LEVEL  
234'-0"

FOURTH LEVEL  
223'-4"

THIRD LEVEL  
212'-8"

SECOND LEVEL  
202'-0"

FIRST LEVEL  
190'-0"

SEMI-PRIVATE  
COURTYARD BEYOND

PUBLIC  
COURTYARD BEYOND

VERTICALLY ARTICULATED  
STACKED STOREFRONT AT  
BUILDING ENTRY

HORIZONTALLY ARTICULATED  
REFLECTIVE STOREFRONT

WOOD GRAIN FIBER  
CEMENT, CONCEALED  
FASTENERS



Building 2b – South Elevation



PROJECTING BALCONIES, VERTICAL PICKET RAILING  
FIBER CEMENT VERTICAL PANELS ARTICULATED WITH ALUMINUM REVEALS, AND ACCENT TRIM, TYPICAL

HORIZONTALLY ARTICULATED FIBER CEMENT, ON CONCEALED FASTENERS

RESIDENTIAL WINDOWS AND DOORS, TYPICAL

SEMI-PRIVATE LANDSCAPED COURTYARD

VARIED EXPOSURE FIBER CEMENT LAP SIDING, TYPICAL

FIFTH LEVEL  
232'-8"  
FOURTH LEVEL  
222'-0"  
THIRD LEVEL  
211'-4"  
SECOND LEVEL  
200'-8"  
FIRST LEVEL  
190'-0"  
FIRST PARKING LEVEL  
177'-0"  
SECOND PARKING LEVEL  
164'-0"



GROUND FACE BLOCK  
HORIZONTALLY ARTICULATED STOREFRONT, WITH METAL PANEL INFILL  
GARAGE DOORS

HORIZONTALLY ARTICULATED METAL PANEL

Building 3 – South Elevations

# Landscape Architect Shadley Associates

LEGEND

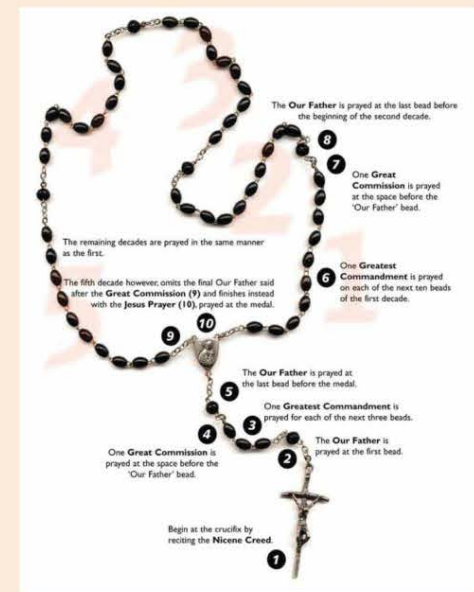
- EXISTING SHADE TREE
- EXISTING EVERGREEN
- EXISTING COPPER BEECH
- PROPOSED COPPER BEECH
- SHADE TREE
- ORNAMENTAL TREE
- FLOWERING TREE
- EVERGREEN



Overall Site Character and Distinct Sub - Areas



## Existing Noteworthy Landscape and Fatima Shrine



Traditionally, a statue of Mary is located in the center of the Garden. A crucifix is often placed at the entrance to the Garden.



# Our Lady of Fatima – Existing Landscape



Our Lady of Fatima – Study Plan



Perspective View – Fatima Shrine









BUILDING 3

SHRINE

EX.  
BDG.

STATUE

EXISTING  
COPPER BEECH

ROSARY  
GARDEN

CEMETERY

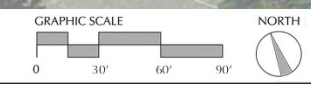
WASHINGTON STREET

LEGEND

- EXISTING SHADE TREE
- EXISTING EVERGREEN
- EXISTING COPPER BEECH
- PROPOSED COPPER BEECH
- SHADE TREE
- ORNAMENTAL TREE
- FLOWERING TREE
- EVERGREEN



Project  
Main  
Entrance





Olmsted Brothers' – 1914 Driveway Layout and Planting Plans



Prospective View



Prospective View



**Project  
Entrance &  
Monastery  
Drop-Off**



St. Gabriel's Monastery





**Central Plaza  
and Stairs**



Perspective View



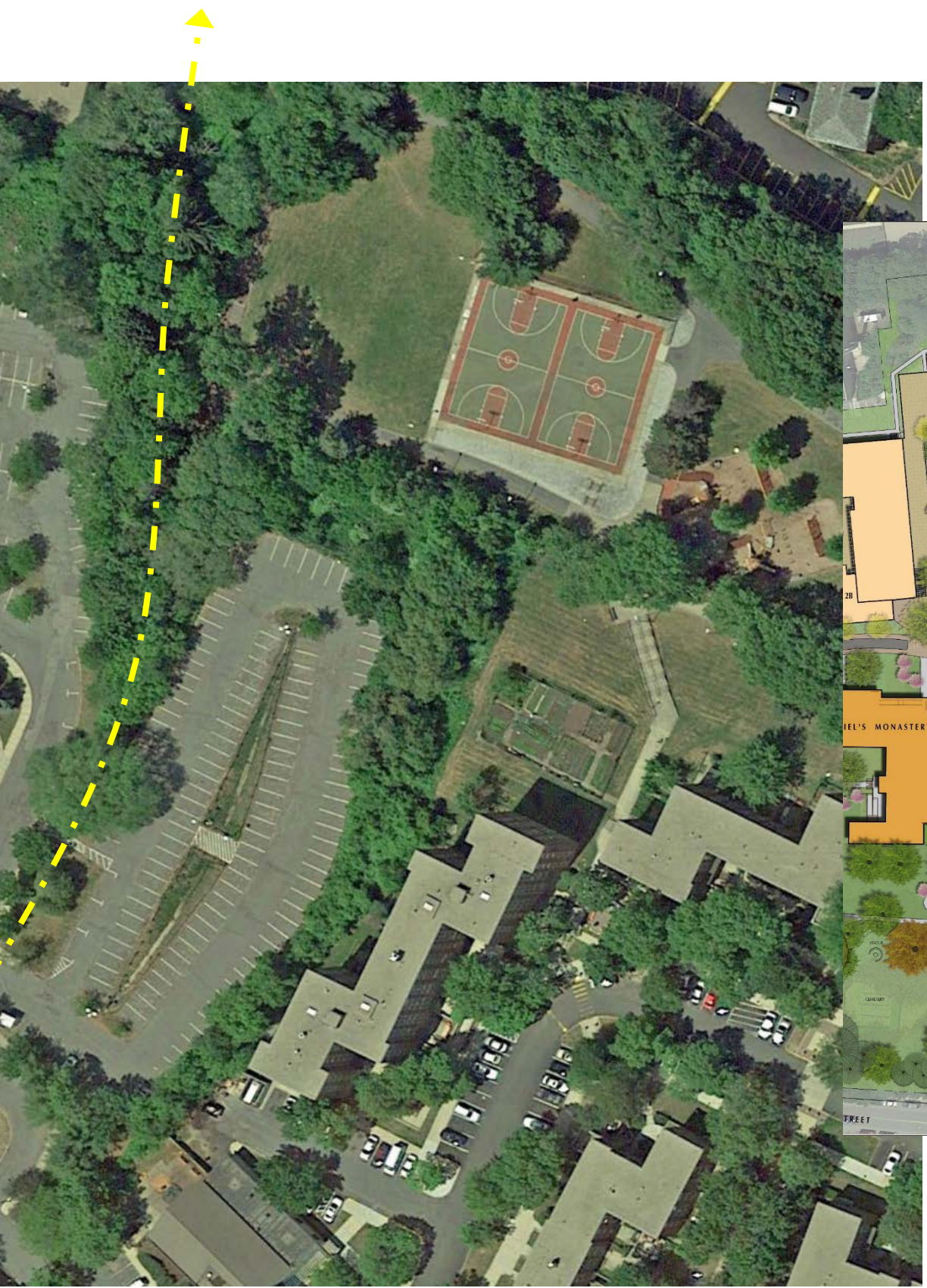
Elevated Courtyard Stair



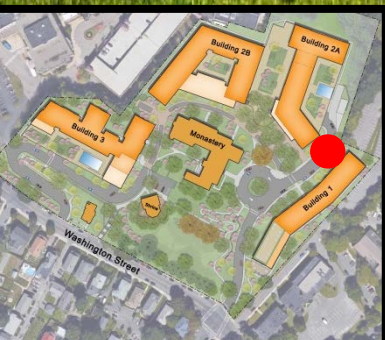
**Interior  
Garden  
Spaces**



Perspective View



**Fidelis Way Park Connection**



View from Top of Monastery Path



## Questions & Comments





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